069.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	833,500 / 833,500
					USE VALUE:	833,500 / 833,500
					ASSESSED:	833,500 / 833,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JENKINS ROBERT A/NANCY M
Owner 2:	
Owner 3:	
Street 1:	6 FAIRVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GINER SILVANA/TRUSTEES -
Owner 2:	FAIRVIEW REALTY TRUST -
Street 1:	6 FAIRVIEW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,831 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2051 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6831.000	377,000	19,100	437,400	833,500
Total Card	0.157	377,000	19,100	437,400	833,500
Total Parcel	0.157	377,000	19,100	437,400	833,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.39 | /Parcel: 406.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	43697
GIS Ref	
GIS Ref	
Insp Date	10/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	377,100	19100	6,831.	437,500	833,700	833,700	Year End Roll	12/18/2019
2019	101	FV	283,900	19400	6,831.	406,200	709,500	709,500	Year End Roll	1/3/2019
2018	101	FV	283,900	19400	6,831.	406,200	709,500	709,500	Year End Roll	12/20/2017
2017	101	FV	283,900	19400	6,831.	356,200	659,500	659,500	Year End Roll	1/3/2017
2016	101	FV	283,900	19400	6,831.	325,000	628,300	628,300	Year End	1/4/2016
2015	101	FV	276,800	19400	6,831.	287,500	583,700	583,700	Year End Roll	12/11/2014
2014	101	FV	276,800	19400	6,831.	271,800	568,000	568,000	Year End Roll	12/16/2013
2013	101	FV	276,800	19400	6,831.	258,700	554,900	554,900		12/13/2012

!5887!

PRINT

Date	Time
12/10/20	20:42:51

LAST REV

Date	Time
04/16/19	15:09:56
apro	
5887	

USER DEFINED

Prior Id # 1:	43697
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GINER SILVANA/T	33409-508		8/7/2001		400,000	No	No		
	21155-562		5/1/1991		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2018	418	Alterati	1,000	C				
9/29/2010	2066	Ingr. Po	37,000					17X33 GUNITE
1/25/2002	48	Alterati	200	C				80" KITCHEN BEAM
10/10/1996	524	Re-Roof	4,800					REROOF HOUSE +GARA

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	MEAS&NOTICE	BS	Barbara S
3/30/2011	Info Fm Prmt	BR	B Rossignol
3/31/2009	Meas/Inspect	345	PATRIOT
11/5/1999	Inspected	264	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	263	PATRIOT
7/26/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6831		Sq. Ft.	Site		0	70.	0.91	12									437,449						437,400	

Total AC/HA: 0.15682 | Total SF/SM: 6831 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 437,449 | Spl Credit | Total: 437,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16194534
Const Adj.:	0.98990101
Adj $ / SQ:	143.776
Other Features:	80300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	463205
Depreciation:	86156
Depreciated Total:	377049

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

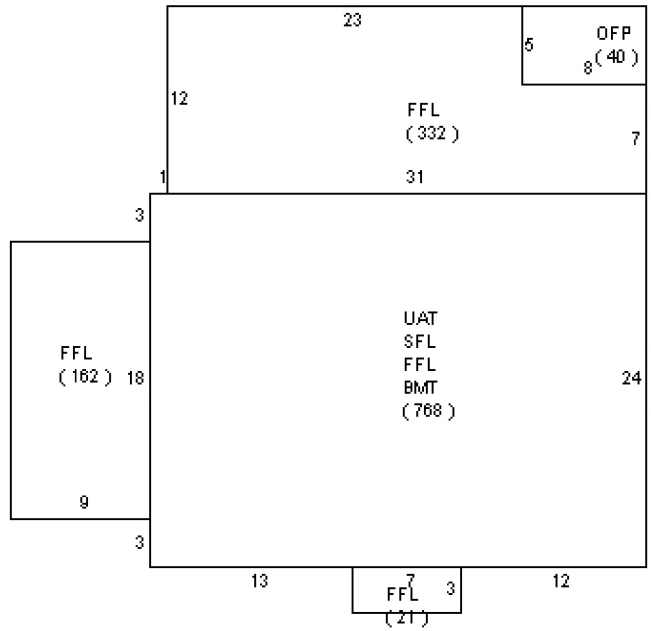
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.15
Special Features:	0	Val/Su Net:	123.57
Final Total:	377000	Val/Su SzAd	183.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,283	143.780	184,465
BMT	Basement	768	43.130	33,126
SFL	Second Floor	768	143.780	110,420
UAT	Upper Attic	192	57.510	11,042
OFP	Open Porch	40	43.560	1,742
	Net Sketched Area:	3,051	Total:	340,795
Size Ad	2051	Gross Are	3627	FinArea 2051

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X21	A	AV	1928	24.92	T	40	101			3,800			3,800
19	Patio	D	Y	1	10X18	A	AV	2000	4.33	T	15.2	101			700			700
12	Pool-Gunite	D	Y	1	17X33	G	AV	2010	27.97	T	7.2	101			14,600			14,600

More:	N	Total Yard Items:	19,100	Total Special Featues:		Total:	19,100